

Members Present

John Shell, Josh King, Mark St. John, Michael Probst, John Price, David Lekse, and Charrie Stambaugh, and Steve Milbourn. Members attended in-person with the option to use Zoom, Brian Walker was absent.

Also present: Planning Director Gabriel Nelson, Senior Planner Kevin Tolloty, Attorney Shawna Koons, Recording Secretary Stevie Jarrett, and IT Director Stephen Crook.

Mr. Shell called the meeting to order at 7PM.

Approval of Meeting Minutes

Mr. Price moved to approve the meeting minutes from September 9, 2024, seconded by Mr. Probst. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, and Mr. Milbourn. (6-0-2). Mr. Lekse and Mr. Stambaugh both abstained.

Special Requests/Continuances

PC2024-035 Walker Commons North - Primary Plat, petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 40 acres located at 1468 W. Main Street.

Neil Goradia, Apollo Developers, requested continuances for PC2024-035 and PC2024-036. He requested a continuance to the October 14th meeting.

There was discussion about the October 14th agenda.

Mr. Milbourn moved to continue PC2024-035 to October 14th, seconded by Ms. Stambaugh. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, and Mr. Milbourn. (8-0).

PC2024-036 Walker Commons Southeast – Primary Plat, petitioner, Neil Goradia, on behalf of Apollo Developers, requests Primary Plat approval for approximately 43.74 acres located at 1275 & 1287 W. Main Street.

Mr. Lekse moved to continue PC2024-036 to October 14th, seconded by Mr. Milbourn. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, and Mr. Milbourn. (8-0).

New Business

PC2023-025 Endress + Hauser PSIC – Waiver Request, petitioner, Krista Taggart, requests a waiver from Section 10-03-06 (I) Landscape Buffering, tree locations, for parcel located at 2350 Endress Place

Mr. Nelson stated he had supplemental information that he passed out to the Plan Commission.

Pat Stout, Runsdell Ernstberger Associates, site designer, presented this waiver request. Mr. Stout explained the western buffer was approved. Since then, there have been developments to the Unicorp property. There will be a bridge that crosses Grassy Creek and this will restrict the water flow.

There will be a significant amount of grading that will occur on the Endress+Hauser property. They requested to relocate the trees, some on adjoining property. The quantity and species will stay the same.

Mr. Nelson explained staff received the proposed maintenance agreement with the adjoining owner and the owner's consent.

There was discussion about the detention.

Ms. Stambaugh asked about the maintenance agreement and owner consent. Mr. Nelson stated they wanted to have documents on file. Mr. Nelson clarified that some of these trees will be going onto Unicorp's property.

Mr. King moved that the request of Endress+Hauser, Inc. for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, I., that specifies a minimum 40' large size buffer yard where differing districts and zones abut, to adjust the tree locations along the western landscape of the subject property to areas outside of the buffer on the subject property and on the adjoining property where the subject CL property abuts CM property, due to the inundation of water from an off-site commercial development project that adversely impacts the buffer area, **be approved**, and that the Plan Commission find that Endress+Hauser, Inc. **has met the criteria** set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in its request for the waiver and as presented and with conditions: signed owner consent and maintenance agreement, seconded Mr. Price. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Mr. Walker, Ms. Stambaugh, and Mr. Milbourn (8-0).

PC2024-034 499 Pushville Road – Waiver Request, petitioner, Donna Smithers, on behalf of Scott Miller, requests waivers from Section 10-03-06 (I) Landscape Buffering, buffer width, and Section 10-03-06 (I) Landscape Buffering, fence material, for parcels located at 499 and 527 Pushville Road

Donna Smithers, Northpointe Engineering, 6125 South East Street, Indianapolis, presented this waiver request.

Ms. Smithers presented the site plan to the Plan Commission.

Ms. Smithers explained the buffer request. There will still be the same amount of landscaping. Mr. Miller requested a waiver several years ago. Ms. Smithers explained they are trying to bring the site to drainage compliance. They will be improving the water quality.

The 2nd request is for a six-foot high white vinyl fence. Staff is not favorable. Petitioner presented other examples of what they might like to do.

Mr. Probst asked about the fence. Petitioner would like to paint the fence black.

Mr. Tolloty explained that the primary reason for the fence is to be used as screening. Mr. St. John explained the fence itself is not a requirement. The fence is going in to reduce the buffer yard. Mr. Nelson explained there was a variance that required a fence.

Mr. St. John asked for clarification on the variance. Mr. Tolloty explained in 2017 there was a variance to allow an excavation business and had a dimensional variance for the use of the gravel. There were several conditions including the fence. There was discussion about the variances.

Mr. Smithers explained they initially requested a white vinyl fence. Staff doesn't agree with the vinyl fence as this is an industrial area located near a residential area.

Scott Miller gave an example of a local wood fence that is not maintained. Mr. Miller would prefer black chain link. He explained he is looking at a fence for security reasons as well. Mr. Miller stated the wood fence would just be a maintenance nightmare.

Mr. Nelson explained that the fence is being used to reduce the buffer yard. The variance states the fence needs to be opaque.

There was discussion about the variance and the waiver regarding the fence material.

Ms. Stambaugh agreed about the wood.

Mr. King stated the focus on the BZA is the fence needs to be opaque. The ordinance states wood or masonry. Mr. Lekse asked if he could do it if they gave him 30 feet.

Ms. Smithers stated they will go with wood or masonry. They will withdraw the 2nd waiver.

Mr. King moved that the request of Miller Family Investments, LLC for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, I. Buffering, that specifies a minimum 40' wide landscaped buffer at the perimeter of properties where Industrial Medium use abuts Residential -Medium Lot Use and Commercial Medium Format use properties, to permit reduction of the landscaped buffer width to fifteen feet (15') with fence, due to site constraints created by required storage, parking and the proposed underground storm water detention, **be approved**, and that the Plan Commission find that Miller Family Investments LLC **has met the criteria** set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in its request for waiver and as presented, seconded by Mr. Lekse. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, and Mr. Milbourn. (8-0).

PC2021-035 Grove Crossing Senior Apartments, petitioner, CrossRoad Engineers, requests a waiver from Section 10-03-06 (E) Mature Tree and Plant Conservation, (1) Existing tree caliper, for the parcel located at 1680 Grove Crossing Boulevard

Jud Scott presented this waiver. Mr. Scott is a consulting arborist and explained that the landscape plan called for removing native, mature trees. Mr. Scott presented pictures of the trees on site. They will be removing the invasive species including the Bradford pear. Mr. Scott

presented the trees along the north property line. The trees that are not in good condition will be removed. He explained these are good trees. There are two ponds on site.

Mr. Nelson stated staff did recommend approval for this waiver. The dogwoods will never reach the caliper height to count toward the preservation requirement but the clumps of the trees provide landscape coverage.

Mr. King appreciated keeping the native trees. Mr. Shell explained it would be a good idea to clarify with all the subcontractors that the trees will be kept.

Mr. King moved that the request of Clover Communities Greenwood, LLC for a waiver of the requirements of the Unified Development Ordinance, Greenwood Municipal Code, Sec. 10-03-06 Landscaping and Buffering, E. 1. Mature Tree and Plant Conservation, that specifies that existing trees to be preserved on site must be greater than six inches (6") in caliper measured diameter to count toward the requirements of the Ordinance, to allow existing, healthy non-invasive six foot (6') clumps of trees to count towards the landscaping requirements of the Ordinance, because this would retain mature native trees, the character of the property, and significantly contribute to the landscaping, **be approved**, and that the Plan Commission find that Clover Communities Greenwood, LLC **has met the criteria** set forth by Greenwood Municipal Code Sec 10-04-03 K. for the waiver, for the reasons set forth in its request for waiver and as presented, seconded by Mr. Milbourn. Vote: Ayes: Mr. Shell, Mr. King, Mr. St. John, Mr. Probst, Mr. Price, Mr. Lekse, Ms. Stambaugh, and Mr. Milbourn (8-0).

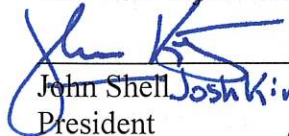
Mr. Probst hopes that this helps sets a standard for future development.

Announcements


There were no announcements.

Adjournment

Mr. Shell adjourned the meeting at 7:55PM.



John Shell
President



Stephanie R. Jarrett
Recording Secretary